

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Anderson

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Reporting Period by Calendar Year: from Jan 2008 to Dec 2008

These forms and tables, including the Certificate of Accuracy (see sample-next page) are due to the Department of Housing and Community Development (HCD) on or before April 1, 2006. Submit separate reports directly to both HCD and OPR (Government Code Section 654000) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

HOUSING POLICY
DEVELOPMENT, HCD

MAY 07 2009

**Department of Housing and
Community Development**
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CERTIFICATION OF ACCURACY

The undersigned in the capacity of Planning Director on behalf of the **City of Anderson** has reviewed the information provided in the forms and reports contained herein, and certifies, to the best of his/her knowledge, that the information that has been provided herein is true and correct.


Signature

April 30, 2009
Date

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Anderson
Reporting Period Jan-08 - Dec-08

Table A

Annual Building Activity Report

Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
202-560-058	SF	O		1			1			See attached explanation	
202-680-099	5+	R	8	70			78	TCAC, RDA & HOME	Programmatic		
(9) Total of Above Moderate from Table A2											
			8	71			80				
(10) Total by income units (Field 5) Table A											

April 1, 2009

Housing without Financial Assistance or Deed Restrictions Explanation to Question #9

The following formulas were created by the City of Anderson, pursuant to California Health and Safety Code Section 50079.5, 50105 and 50106 using the State Limits 2007 for the low-very low and extremely low-income categories. These limits were used combined with sections 50052.5, 50054 and 50093 of the California Health and Safety Code to determine affordability of housing within the City of Anderson for all income levels:

Very Low Income (VL)	Lower Income (L)	Median Income (AMI)	Moderate Income (M)
\$672.50 Monthly	\$807.00 Monthly	\$1,345.00 Monthly	\$1479.50 Monthly
\$26,900 Annual income.	\$32,280 Annual Income	\$53,800 Annual Income	\$59,180 Annual Income

1. Very Low Income = \$52,700 (area median) X .50 X .30/12. .
2. Lower Income = \$52,700 (area median) X .60 X .30/12.
3. Median Income= \$52,700 X .30/12.
4. Moderate Income=\$52,700 (area median) X 1.1 X .30%/12.

Using the affordability numbers as calculated above, a real estate calculator and the sales price of each unit as found on the MLS or the assessor record, the City has determined the following affordable price limits for each income level.

Income Limits	Maximum Affordable Purchase Price
Very Low Income	\$ 93,470
Lower Income	\$ 151,019
Median Income	\$ 221,339
Moderate Income	\$ 279,905

Based upon the above calculations the City has determined that of the 19 permits issued for housing, three (3) were available for median income levels while sixteen (16) were available for moderate income levels only.

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Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	1					1

(CCR Title 25 §6202)

City of Anderson

Dec-08

Regional Housing Needs Allocation Progress

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.

[illegible]